

## **Article 8.**

### **ESTABLISHMENT OF ZONES**

#### **SECTION 8.0 ZONES:**

For the purpose of this ordinance, the county may be divided into the following zones:

**A-1 AGRICULTURAL - ONE:** The purpose of this district is to establish and preserve areas for agricultural, horticultural, and low density residential uses without permitting an intensity of development which would require the provision of urban facilities and services or which would have a materially adverse impact upon the vitality, uses, assets or character of any adjacent zone.

**R-R RURAL RESIDENTIAL:** The purpose of this district is to provide regulations for existing low density, rural residential areas that contain three (3) or more acres. This district shall be located on lands adjacent to established areas where adequate infrastructure facilities and services are available or proposed.

**R-1-A RESIDENTIAL – ONE - A:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**R-1-B RESIDENTIAL – ONE - B:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**R-1-C RESIDENTIAL – ONE - C:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**R-1-D RESIDENTIAL – ONE - D:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**R-1-E RESIDENTIAL – ONE – E:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**R-2 RESIDENTIAL - TWO:** The purpose of this district is to provide for the establishment of medium density two-family residential and multi-family dwellings. Adequate infrastructure (central water and sewer owned and/or operated by an agency of government) must be available to the site.

**R-3 RESIDENTIAL - THREE:** The purpose of the Residential-Three Zone is to provide high-density residential development within a well-planned and desirable

environment for individuals and families who do not prefer conventional single-family dwellings. Such developments in this district shall be located on suitable lands where adequate infrastructure (central water and sewage owned and/or operated by an agency of the government) is available.

**RMHP RESIDENTIAL MANUFACTURED HOME PARK:** The purpose of the Residential Manufactured Home Park is to provide an alternate type of dwelling within a well-planned and desirable environment for individuals and families who do not prefer conventional, construed dwellings and may not desire private property ownership. Such parks shall be located with adequate infrastructure (central water and sewage owned and/or operated by an agency of the government).

**R-4 RESIDENTIAL – FOUR (RESORT RESIDENTIAL):** The purpose of this district is to provide for the establishment of medium density single-family and two-family residential dwellings along with uses relative to a resort area, such as boat docks, recreation and minor retail shops. Adequate infrastructure (central water and sewer owned and/or operated by an agency of the government) must be available to the site and shall meet all buffer yard and recreational requirements.

**PUD PLANNED UNIT DEVELOPMENT:** A large scale, unified land development which permits a mixture of land uses, clustering of residential units of varying types, and common recreation/open spaces, as well as a mixture of commercial/retail development that would be consistent with surrounding land uses and through the use of flexible regulations creative design to preserve the natural features of the site would be encouraged.

**CBD CENTRAL BUSINESS DISTRICT:** The purpose of this district is to provide a variety of commercial, business, institutional, cultural and other related uses in a concentrated area. This will encourage the public to participate in many types of activities within the CBD.

**H-C HIGHWAY COMMERCIAL:** The purpose of this district is to provide locations for businesses oriented primarily toward serving the motoring public and for those businesses which due to their nature are best suited to locations along major streets or highways. Adequate infrastructure is required.

**N-C NEIGHBORHOOD COMMERCIAL:** The purpose of this district is to permit the establishment of areas for convenience businesses, which tend to meet the daily needs of the residents in an immediate neighborhood.

**NSC NEIGHBORHOOD SHOPPING CENTER:** To provide for a mixture of commercial uses in a central location to provide for the convenient shopping of the residents of the county.

**M-P MEDICAL/OFFICE PROFESSIONAL:** The purpose of this district is to provide for a mixture of medical and office medical type land uses that are essential to maintain the quality of life in a community.

**I-1 INDUSTRIAL/BUSINESS PARK – ONE:** The purpose of this zone is to encourage the types of land uses typified by offices that offer services or industries that

generate products in which the goods and services are distributed to consumers who are off-site. These sites are characterized by the traffic generated by these sites are almost entirely workers or shipping of goods and entail little interaction with the consumer. Sites generally tend to be office or industrial parks that make use of common amenities such as access for cars, rail lines for shipping and infrastructure items which should consist of items such as adequate water, public sewer, telephone and high speed internet access, which meet the standards specified in Article 15 of this ordinance.

**I-2 INDUSTRIAL - TWO:** The purpose of this zone is to encourage the development of major manufacturing, processing, packaging, assembling and warehousing which meets the standards specified in Article 15 of this ordinance.

**CRD CORINTH RESIDENTIAL DISTRICT:** The purpose of this district is to accommodate existing residential development within the City of Corinth and enable the revitalization of the Corinth housing stock. In addition, it is also the purpose of the CRD to maintain the character of downtown residences and to ensure that new development in this area is consistent and compatible. Adequate infrastructure (central water and sewer, access to a publicly maintained street) must be available to the site.

**BERD BLUEGRASS ESTATE RESIDENTIAL DISTRICT:** The purpose of this district is to provide for a rural residential area created as a result of the Kentucky General Assembly's Reconfiguration of the county boundary line separating Grant County and Kenton County.

## **SECTION 8.1 REPLACEMENT OF OFFICIAL ZONING MAP:**

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or is deemed necessary to be replaced due to the age of the map or major corrections in location of rights-of-way or subdivisions, the legislative body may cause to have prepared and adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Zoning Map or any subsequent amendment thereto.

The above zones are bounded and defined as shown on a map entitled, "Official Zoning Map of Grant County, Kentucky." In addition to its title and date, the signatures of the Grant County Planning Commission Chairperson the Mayors and/or County Judge/Executive of all applicable legislative bodies of Grant County shall identify the Official Zoning Map.

## **SECTION 8.2 RULES FOR INTERPRETATION OF ZONE BOUNDARIES:**

Rules for interpretation of zone boundaries shown on the Official Zoning Map are as follows:

- A. Boundaries indicated as approximately following the rights-of-way of a street, alley, or other public way shall be construed to follow such rights-of-way lines and when said rights-of-way are officially vacated, the zones bordering such rights-of-way shall be extended out to the centerline of said vacated rights-of-way.

- B. Boundaries indicated, as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated, as approximately following political boundary lines shall be construed as following such boundary lines.
- D. Boundaries indicated, as approximately following the rights-of- ways of railroad lines shall be construed as following such lines.
- E. Boundaries indicated as approximately following the centerlines of streets, streams, rivers, ditches, gullies, ravines, or other bodies or water shall be construed to follow such centerlines.
- F. Boundaries indicated, as approximately following a topographic elevation, determined by the scale of the map shall be construed as following such ground elevation lines.
- G. Boundaries indicated as approximately parallel to features indicated in Rules A through F of this section, shall be construed as parallel to such features. Boundaries indicated as approximate extensions of features shall be so construed. The scale of the map shall determine distances not specifically indicated on the Official Zoning Map, if an accurate legal description cannot be determined.

### **SECTION 8.3: AREAS NOT INCLUDED WITHIN ZONES:**

When an area is annexed to or otherwise becomes a part of the legislative body, or in any case where property within the legislative body has not been included within a zone, either through error or omission, such property shall be officially included in the “A-1” Agriculture – One Zone until otherwise classified.

Within sixty (60) calendar days after an annexed area officially becomes a part of the legislative body, or an error or omission is recognized, the legislative body shall take action to initiate a zone change review of the area in question, as per Article 17, to insure its appropriate zoning classification in conformity with the officially adopted comprehensive plan.